

RM3 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL

5.16 The purpose of this zone is to provide for higher density multiple *family* residential development.

5.16.1 Permitted usesPrincipal Uses

Boarding and lodging
Community care facility
Multiple family dwellings
Single family dwelling
Two family dwelling

Accessory Uses

Home occupation

5.16.2 Site Development Regulations

Minimum Lot Area

Multiple <i>family dwelling</i>	1,120 m ²	(12,056 ft ²)
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Minimum Frontage

Multiple <i>family dwelling</i>	30 m	98.4 ft
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Maximum Coverage

50%

Minimum Setbacks:

<i>Front yard</i>	6 m	(19.7 ft)
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<i>Rear yard</i>	9 m	(29.5 ft)
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<i>Side yard</i>	5 m	(16.4 ft)
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Maximum Floor Area Ratio

1.2

Maximum Height, Principal *Building*

14 m	(45.9 ft)
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Maximum Number of Principal *Building Storeys*

4

5.16.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.16.2, *useable open space* shall be provided on the *lot* at the rate of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) *Density bonusing* may be utilized as follows:
- (i) Where greater than seventy-five (75%) of the required off-*street* parking is provided *underground* or enclosed underneath the principal *building*, the maximum *floor area ratio* may be increased by 0.1; and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and

- (iii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1.
- (e) In multi-*family* residential zones, *home occupation* as a permitted use is restricted to *office* space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with R2 zone regulations provided in Sections 5.12.2 and 5.12.3.